

CITY OF WHEATLAND

ENVIRONMENTAL CHECKLIST

and

INITIAL STUDY

This Initial Study has been prepared by the City of Wheatland, 313 Main Street, Wheatland, California, 95692, pursuant to the California Environmental Quality Act (CEQA). Any questions regarding this document should be addressed to the City of Wheatland.

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| 1. Date: | July 2010 |
| 2. Project Title: | Bishop's Pumpkin Farm |
| 3. Contact Person and Phone Number: | William and Sandra Bishop |
| 4. Applicant's Name and Address: | William and Sandra Bishop
1415 Pumpkin Lane
Wheatland, CA 95692 |
| 5. Owner's Name and Address: | William and Sandra Bishop
1415 Pumpkin Lane
Wheatland, CA 95692 |
| 6. Project Location: | 1415 Pumpkin Lane
Wheatland, CA 95692
APN # 015-180-109 |
| 7. Existing County General Plan Designation: | Valley Agriculture |
| 8. Existing City General Plan Designation: | Park (P) |
| 9. Proposed City General Plan Designation: | N/A |
| 10. Existing County Zoning: | Yuba County – Agricultural Exclusive,
40-Acre Minimum (AE-40) |
| 11. Proposed City Zoning: | City of Wheatland – Agriculture Exclusive
(AE) with Planned Development (PD)
Overlay |

12. Description of Proposed Project:

Bishop's Pumpkin Farm is located at 1415 Pumpkin Lane in the City of Wheatland (See Figures 1 and 2). Bishop's Pumpkin Farm has been a family operation serving the Wheatland community and the region since 1973.

Bishop's Pumpkin Farm occupies approximately 40 acres and the primary pumpkin sales and related operations occur from mid-September through October 31st. Typical hours of operation during this time are Sunday through Thursday, 9:00 am to 6:00 pm, and on Friday and Saturday, 9:00 am to 7:00 pm.

The main function is the selling of pumpkins but many ancillary activities occur, such as hay rides, pony rides, corn maze, petting zoo, and rides on the Bishop's Pumpkin Farm railroad. The farm also provides entertainment events such as pig races and chicken show. In addition, the Bishop's Pumpkin Farm offers a retail area which sells food, baked goods, candy, and specialty gift items.

During the spring months Bishop's Pumpkin Farm offers an educational program called Hamburger Farm which provides a tour of the farm showing all the crops needed for making a hamburger. In addition, the Bishop's Pumpkin Farm allows special events at the site during off peak times. Events include company picnics, birthday parties and other large gatherings. The Farm also hosts community events such as a 5K Pumpkin Run/Walk for the Red Cross, as well as music and children's events.

The Bishops have requested that the City of Wheatland annex the pumpkin farm property and have submitted an application requesting Council approval of an annexation resolution and pre-zoning of the site to Agriculture Exclusive - Planned Development (AE-PD) zone. The existing General Plan designation of the site is Park and the proposed pre-zoning and existing use of the site is consistent with the General Plan designation. The applicant is not seeking to change the existing use of the site.

If the City Council approves the annexation request, an application will be submitted to the Yuba County Local Agency Formation Commission (LAFCO) for annexation. LAFCO will review the application for consistency with its policies and procedures. In addition, a property tax sharing agreement will need to be negotiated between Yuba County and the City of Wheatland prior to LAFCO action.

Figure 1
Regional Location

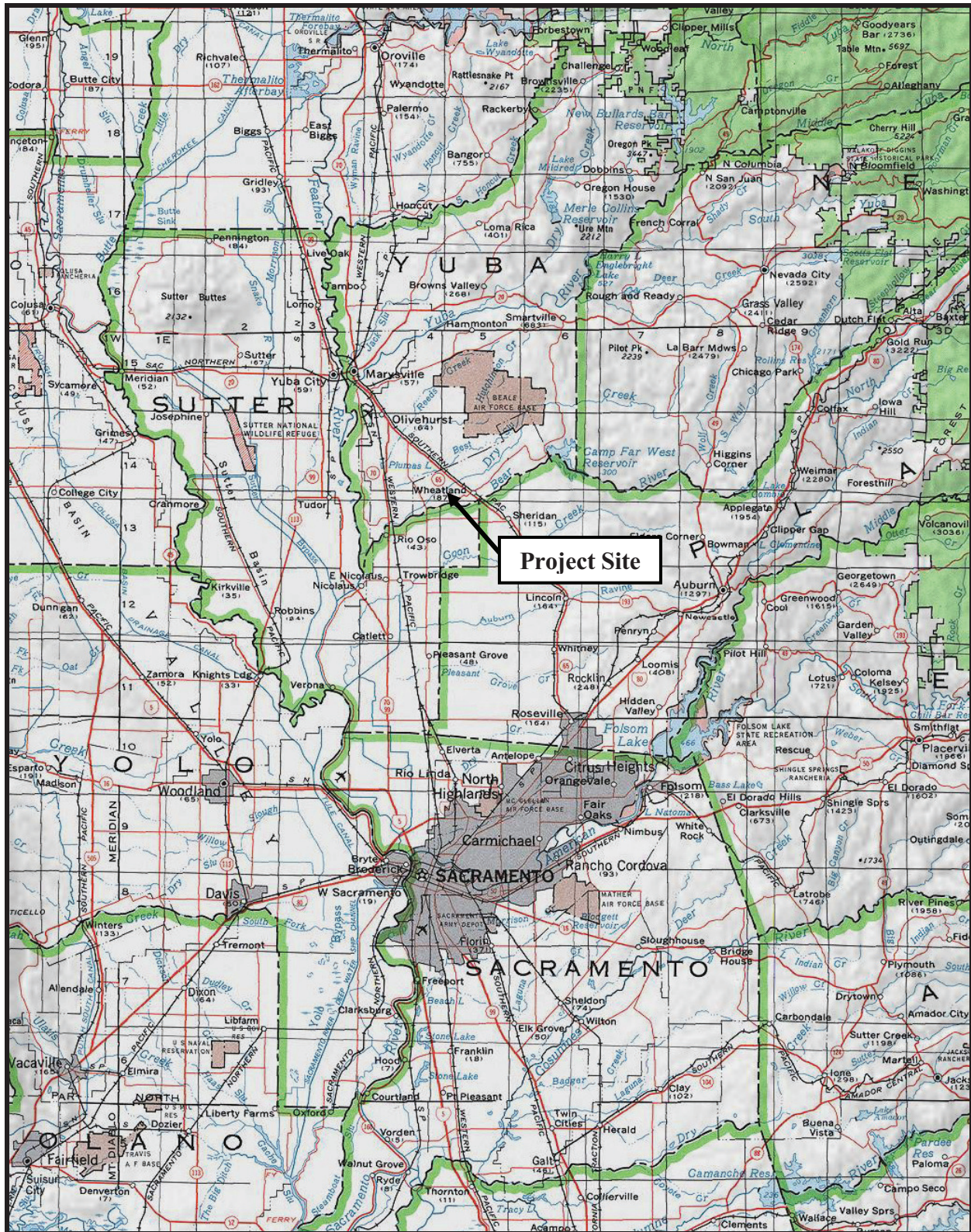


Figure 2
Project Location



The proposed annexation will allow the Bishop's Pumpkin Farm to connect to the City's water and wastewater system. The applicant will connect to the existing City water and sewer systems through an existing easement, Pumpkin Lane, which serves as the primary access to the site. The applicant will construct water and sewer mains from existing water and sewer mains at the southerly terminus of G Street approximately 1,900-feet to their property. The applicant will construct a privately owned and operated sewer lift station for collection and conveyance of wastewater generated on their site. Existing septic systems will be abandoned in accordance with County standards. In addition, any connections to the existing water wells for domestic use will be removed and remaining wells will be used only for agricultural purposes.

A PD zone will be created consistent with the recent Planned Development Ordinance adopted by the City Council. The purpose of the PD will be to outline the existing uses that are permitted and to define the process necessary for any future expansions or modifications to the site operations.

The project is the annexation of the Bishop Pumpkin Farm property and ongoing use of the property, as described above, and in accordance with the Planned Development. The project also includes connection of the property to the City water and sewer systems. The project does not include any new use or development that requires a City use permit or other discretionary permit.

13. Background:

This Initial Study identifies and analyzes the potential environmental impacts of the proposed project. The information and analysis presented in this document is organized in accordance with the order of the CEQA checklist in Appendix G of the CEQA Guidelines. If the analysis provided in this document identifies potentially significant environmental effects of the project, mitigation measures that should be applied to the project are prescribed.

The mitigation measures prescribed for environmental effects described in this Initial Study will be implemented in conjunction with the project, as required by CEQA. The mitigation measures will be incorporated into the project through project conditions of approval. The City will adopt findings and a Mitigation Monitoring/Reporting Program for the project in conjunction with its approval of the project.

The environmental setting and impact discussion for each section of this Initial Study have been largely based on information in the *City of Wheatland General Plan*, adopted July 2006, and the *City of Wheatland General Plan EIR*, adopted July 2006.

14. Required Approvals:

In order to develop the proposed project on the project site, the project requires the following approvals:

- Approval of the Mitigated Negative Declaration and Mitigation Monitoring/Reporting Program;
- Annexation of 43.57 acres into the City of Wheatland; and
- Prezone of the project site to AE-PD.

15. Surrounding Land Uses and Setting:

Surrounding land uses include the Wheatland Union High School and agricultural land to the north, and agricultural land to the south, east, and west.

16. Summary of Potentially Affected Environmental Factors:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Less-Than-Significant Impact with Mitigation Incorporated” as indicated by the attached **CHECKLIST** included on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology and Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards and Hazardous Materials	<input type="checkbox"/> Hydrology and Water Quality
<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population and Housing	<input checked="" type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Transportation and Traffic	<input checked="" type="checkbox"/> Utilities and Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

17. Determination:

(Completed by the Lead Agency, City of Wheatland)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Tim Raney, Community Development Director

Date

CHECKLIST OF ENVIRONMENTAL IMPACTS

I. AESTHETICS

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	

Discussion of Determination:

- a-c. The *City of Wheatland General Plan EIR* does not designate the proposed project site as a scenic vista and the site does not have rock outcroppings, historic buildings, nor is it visible from a scenic highway. The surrounding land uses include a school site, future residential development, and agricultural properties. The proposed annexation and rezoning of the Bishop's Pumpkin Farm site would not result in additional development. The *City of Wheatland General Plan Land Use Diagram* currently designates the proposed project site as Park and the maintenance of existing operations are consistent with the land use designation. Because the proposed project would not result in any modifications to the visual resources and character of the area, ***no impact*** would occur.
- d. The project site currently emits little light or glare. The proposed annexation and rezoning would not result in any modifications of land use on the project site. Therefore, the light and glare emitted from the site would not change, resulting in a ***less-than-significant*** impact.

II. AGRICULTURE AND FORESTRY RESOURCES

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest land?				X

Discussion of Determination:

- a-b. The project site is currently designated a combination of Grazing Land and Prime Farmland. In addition, Yuba County does not participate in the Williamson Act program. The project includes the annexation and rezoning of the 40-acre Bishop's Pumpkin Farm and does not include the modification of any existing uses. The proposed annexation and rezoning would have ***no impact*** on the conversion of farmland, conflict with existing agricultural zoning, or conflict with a Williamson Act contract.
- c-d. The project site is not forest land or zoned for Timberland Production. Therefore the annexation and rezoning of the project site would result in ***no impact*** to forestry resources.
- e. The proposed project includes annexation and rezoning of the project site while maintaining the existing operations. Therefore, the proposed project would not result in the conversion of farmland or forestland to non farmland and forestland uses and ***no impact*** would occur.

III. AIR QUALITY

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with or obstruct implementation of applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Discussion of Determination:

- a-d. The proposed project site is located within the Feather River Air Quality Management District (FRAQMD) in the Sacramento Valley Air Basin (SVAB). The California Environmental Quality Act (CEQA) guidelines state that a project would have a significant effect on air quality if the project violates any ambient air quality standards, contributes substantially to an existing or projected air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

The operation of the existing Bishop's Pumpkin Farm includes air quality emissions associated with the agricultural operations as well as the traffic of employees and visitors to the site. The proposed project includes the annexation and rezoning of the project site, which would not result in an increase in operational emissions. The annexation to the City of Wheatland, however, would allow the connection to the City water and wastewater services. The connection to existing water and sewer mains would be at the terminus of G Street, approximately 1,900 feet from the project site. The construction of this off-site infrastructure would result in an increase in temporary emissions including dust from trenching and exhaust from the construction equipment. Because the construction involves only trenching and not grading of the site, minimal amounts of dust will be created and the amount of equipment will be minimal. In addition, the construction contractor will be required to comply with FRAQMD requirements. Therefore, the proposed project would be expected to result in a *less-than-significant* impact with regard to operational and construction-related air quality emissions.

- e. The existing operations on the project site include agricultural uses which have the potential to create objectionable odors. However, the proposed annexation and rezoning of the project site would not modify the existing operations, resulting in a *less-than-significant* impact regarding odors.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?			X	

Discussion of Determination:

- a-e. The project includes the annexation and rezoning of the 40-acre Bishop's Pumpkin Farm and does not include the modification of any existing uses. The annexation to the City of Wheatland, however, would allow the connection to the City water and wastewater services. The connection to existing water and sewer mains would be at the terminus of G Street, approximately 1,900 feet from the project site. The construction of this off-site infrastructure would be located in an existing easement which also serves as the access road to the project site. Therefore, the construction of the off-site infrastructure and sewer lift station would not be located on lands that provide suitable habitat for wildlife species. In addition, the area of the off-site infrastructure does not contain any wetlands and trees will not be removed. Therefore, the proposed project would result in a *less-than-significant* impact with regard to impacting biological resources on the proposed project site.

- f. Yuba County is currently in the process of drafting a Natural Community Conservation Plan (NCCP)/Habitat Conservation Plan (HCP) with Sutter County. However, because a County-wide NCCP/HCP has not yet been adopted, ***no impact*** would occur.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion of Determination:

- a-d. The City of Wheatland General Plan EIR states that implementation of the General Plan buildout could uncover unidentified cultural resources during construction and excavation activities. The General Plan EIR notes a City historic landmark, Armstead Field, on the project site, which was a town baseball field and rodeo grounds. After further research and communications with City residents, it was determined that the map in the General Plan EIR placed the location too far to the west. The actual location is near the end of the terminus of Main Street and not on the project site.

The proposed project site has not undergone a cultural resources survey and it is unknown if archaeological or paleontological resources exist onsite. The annexation and rezoning of the project site would not result in any changes that could affect cultural resources. However, the off-site infrastructure connection to the existing City water and sewer main would require trenching which could result in the disturbance of unidentified archaeological resources, paleontological resources, or human remains may be uncovered. Therefore, a ***potentially significant*** impact could result.

Mitigation Measure(s)

Implementation of the following mitigation measure would ensure the impact to cultural and historic resources would be reduced to a *less-than-significant* level.

- V-1. In the event that any historic surface or subsurface archaeological features or deposits, including locally darkened soil (midden), that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during construction, work within 100 feet of the find shall cease immediately, and the City of Wheatland and a qualified archaeologist shall be contacted immediately to determine if the resource is significant*

and to determine appropriate mitigation. Any artifacts uncovered shall be recorded and removed to a location to be determined by the archaeologist.

VI. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the state Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion, or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	

Discussion of Determination:

ai-aiii,c,d. The Wheatland General Plan EIR states that active faults have not been identified in the Wheatland region and that historical records verify the lack of earth movement in the area. However, in the period from 1900-1976, five events with a Richter Scale magnitude of 5.0 or greater occurred in the Wheatland area. The majority of significant, historic faulting (and ground shaking) within the City of Wheatland has been generated along distant faults, within a one hundred-mile radius of the project site. The nearest, significant earthquake was the Oroville earthquake of 1975. The epicenter for this earthquake (Richter magnitude of 5.7) was located approximately 30 miles north of the site and is generally associated with the Cleveland Hill fault, a portion of the Foothills Fault System.

The proposed project site is located in an area rated as a low-intensity earthquake zone (Seismic Zone II). Although a low potential for seismic activity exists in the project area, the potential exists for an earthquake to cause ground shaking, which could damage structures.

Liquefaction is a phenomenon whereby loose, saturated, granular soil deposits lose a significant portion of their shear strength due to excess pressure buildup such as that caused by an earthquake. According to the Wheatland General Plan EIR, the portion of the County that includes the Wheatland area is potentially susceptible to liquefaction because the area is underlain by unconsolidated sands and finer grained material

The annexation and rezoning of the project site would not result in the exposure of any additional structures or people to hazards associated with ground shaking or liquefaction. However, the necessary off-site infrastructure could be damaged by such events. The City of Wheatland standard specifications for the construction of infrastructure ensure that the design incorporates necessary measures for potential ground shaking and liquefaction. Therefore, City codes ensure a *less-than-significant* impact would result.

- aiv. The Wheatland General Plan EIR states that the potential for seismically induced landslides is low because of the topography of the area. The project site and location of off-site infrastructure is generally flat and is not bordered by any hilly terrain. Therefore, *no impact* would occur.
- b. The annexation and rezoning of the project site would not result in any modification to the land uses on the project site and grading would not occur. The annexation, however, would allow the connection to existing City water and sewer mains located off-site. During construction of the off-site infrastructure the area would be trenched and backfilled. Therefore, minimal soil disturbance would occur with the construction of the infrastructure and a *less-than-significant* impact would result.
- e. The proposed project would include the construction of off-site infrastructure to connect to the City's existing water and wastewater service. Upon connection to the City's system, existing septic systems on the project site would be abandoned in accordance with Yuba County Department of Environmental Health. Because the project would abandon septic systems, a *less-than-significant* impact would occur.

VII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion of Determination:

- a-b. The cumulative increase in greenhouse gas (GHG) concentrations in the atmosphere has contributed to, and will continue to contribute to, increases in global average temperature and associated shifts in climatic and environmental conditions. Multiple adverse environmental effects are attributable to global climate change, such as sea level rise, increased incidence and intensity of severe weather events (e.g., heavy rainfall, droughts), and extirpation or extinction of plant and wildlife species. Given the significant adverse environmental effects linked to global climate change induced by GHGs, the emission of GHGs is considered a significant cumulative impact. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors (California Energy Commission 2006a). Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. The challenge in assessing the significance of an individual project's contribution to global GHG emissions and associated global climate change impacts is to determine whether a project's GHG emissions—which are at a micro-scale relative to global emissions—result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact.

The City of Wheatland General Plan and EIR was adopted in 2006, prior to the practice and requirement of incorporating discussions of GHG discussions. The General Plan, does however, address air quality and the need to promote alternative forms of transportation, reduce air quality emissions, and promote energy efficiency.

The proposed annexation and rezoning would not change the use of the project site. Therefore, GHG emissions would not change and the project would not result in a conflict with a policy to reduce GHG emission, resulting in a *less-than-significant* impact.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of a physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion of Determination:

- a-c. The proposed project includes the annexation and rezoning of the Bishop's Pumpkin Farm site. The annexation and rezoning would not involve the modification of any of the existing uses on the site. While the agricultural operations on site have the potential to use materials that may be considered hazardous, the amount and nature of those uses would not change as a result of the annexation and rezoning. In addition, while the site is located within one-quarter mile of Wheatland High School, any use of hazardous materials at the site is regulated by the State and Yuba County. Therefore, the proposed project would be expected to result in a *less-than-significant* impact.

- d. The project site is not located on or in proximity to a site that is listed pursuant to Government Code Section 65962.5. Therefore, **no impact** would occur.
- e. Beale Air Force Base is located approximately six miles north of the project site. The 1992 *Beale Air Force Base Comprehensive Land Use Plan* (Beale AFB CLUP) was drafted by the Airport Land Use Commission (ALUC) to determine acceptable land uses for the Beale AFB. Safety policies related to airfield operations were based upon height restriction, noise restriction, and safety restriction. The Beale AFB CLUP states that airfield safety areas are (a) established to minimize the number of people exposed to aircraft crash hazards, and are (b) determined by placing restrictions on land uses in various safety areas. Dimensions of the safety areas were determined by analyzing historical aircraft accident data and designating safety zone dimensions that encompass significant hazard areas. The Beale AFB CLUP designates three safety areas:
- The clear zone, which is located near the end of the runway (most restrictive);
 - The approach-departure zone, which is located under the takeoff and landing slopes (less restrictive); and
 - The overflight zone, which is the area located under the traffic pattern (least restrictive).

According to the City of Wheatland General Plan, the project site is within the overflight zone. According to the Beale Air Force Base Overflight Guidelines, the following types of development should be restricted: chemical and allied products manufacturing; petroleum refining; rubber and plastics manufacturing; regional shopping centers; colleges and universities; hospitals; jails and detention centers; motion picture theater complexes; professional sport developments; stadiums and arenas; auditoriums; concert halls and amphitheaters; fairgrounds and expositions; racetracks; and theme parks. It should be noted that a Joint Land Use Study has been prepared by the State Office of Planning & Research, and that the Beale AFB CLUP is currently being updated by the Sacramento Area Council of Governments (SACOG). Until adoption of a new CLUP, the 1992 Beale AFB CLUP remains in effect.

The proposed project does not include modifications to any existing land uses; therefore, **less-than-significant** public airport safety impacts would result from the development of the proposed project.

- f. The project site is not located within the vicinity of a private airstrip. Therefore, private airstrips would have **no impact** on the proposed project.
- g,h. The project would not have an effect on any emergency plan and the project would not impair any known emergency plans or activities. In addition, the project area does not qualify as “wildlands” where wildland fires are a risk to structures. Therefore, the proposed project would have **no impact** on emergency plans and would not be impacted by wildfires.

IX. HYDROLOGY AND WATER QUALITY

Would the project?	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion of Determination:

- a-f. The site is currently operated as a pumpkin farm with other agricultural entertainment uses. The existing agricultural operations on the site would involve potential erosion of on-site soils and discharge of sediment. However, the annexation and rezoning of the project site would not result in a modification of existing uses, and therefore would not increase the potential for degradation of downstream water quality beyond what currently exists. The

annexation and rezoning of the project site would also not result in a modification of impervious surfaces which could result in increased runoff or reduction in groundwater recharge. Therefore, a *less-than-significant* impact would result.

- g-i. According to FEMA flood maps of the proposed project area (FIRM Map Community Panel #0604270400B), the proposed project is in Zone A and Zone C, an area of minimal flooding and an area within the 100-year floodplain. The proposed project does not include residential structures and does not include modifications to the existing uses on the Bishop's Pumpkin Farm. Therefore, the proposed project would be expected to have a *less-than-significant* impact with regard to placing sensitive land uses within a 100-year floodplain.
- j. A tsunami is a sea wave caused by submarine earth movement. A seiche is an oscillation of the surface of a lake or landlocked sea. The proposed project site is not in close proximity to the ocean, a land locked sea or lake to be at risk from inundation from these phenomena. In addition, the proposed project is relatively flat and has a low risk of being impacted by mudslides. Therefore, these phenomena would have *no impact* on the project.

X. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	

Discussion of Determination:

- a. The proposed project site is currently operated as the Bishop's Pumpkin Farm. The annexation and rezoning of the site would not change the existing uses on site and would not physically divide an established community; therefore, ***no impact*** would occur.
- b. The proposed project site is currently operated as the Bishop's Pumpkin Farm. The site is currently in Yuba County and designated as Valley Agriculture. The current Wheatland General Plan designation for the site is Park. The proposed prezone of the site is to Agriculture Exclusive - Planned Development (AE-PD). The purpose of the Planned Development designation is to ensure that the agricultural entertainment facility of Bishop's Pumpkin Farm is maintained as an asset to the community and remains consistent with the City of Wheatland General Plan. The proposed project does not conflict with a policy adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, a ***less-than-significant*** impact would result.
- c. Yuba County is currently in the process of drafting a Natural Community Conservation Plan (NCCP)/Habitat Conservation Plan (HCP) with Sutter County. However, because a County-wide NCCP/HCP has not yet been adopted, ***no impact*** would occur.

XI. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion of Determination:

- a,b. According to the Wheatland General Plan (p. 6-45), mineral resources that are present in the area include: precious metals, copper, zinc, Fullers earth, sand and gravel, and crushed stone. The proposed project site has been historically used for agricultural purposes and does not support any known mineral deposits or resources. Therefore, ***no impact*** to mineral resources would occur as a result of the construction of the proposed project.

XII. NOISE

Would the project result in:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion of Determination:

- a-c. The existing operations at the site are seasonal and are not proposed to be changed as part of the proposed annexation and rezoning. Typical hours of operation are from 9:00 in the morning until 6:00 or 7:00 in the evening. Noise generating sources include the agricultural operations, traffic noise from visitors to the site, and occasional special events. The annexation and rezoning of the site would not result in modification of the existing site operations. Therefore, the proposed project would be expected to have a ***less-than-significant*** impact with regard to the exposure of surrounding sensitive receptors to excessive noise.
- d. The construction of the off-site infrastructure could result in a temporary or periodic increase in noise levels with the use of trenching machines and construction workers during the construction process. However, construction activities would be temporary in nature and would likely occur during normal daytime working hours, resulting in a ***less-than-significant*** impact.
- e. According to the Wheatland General Plan EIR on page 4.11-24, the Comprehensive Land Use Plan (CLUP) for Beal Air Force Base, the 65 dB CNEL noise exposure contours extend into portions of the Wheatland Study Area. However, as indicated in Figure 4.11-1 of the *City of Wheatland General Plan EIR*, the proposed project site is not within the 65

dB CNEL exposure contour areas and would not be expected to be impacted by excessive noise from overflights. Therefore, the proposed project would result in a *less-than-significant* impact.

- f. The project is not in the vicinity of a private landing strip. Therefore, the proposed project would result in *no impact* in association with aircraft noise.

XIII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure.			X	
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion of Determination:

- a. An impact to population and housing is considered significant if the project would induce substantial population growth in an area either directly or indirectly. The proposed project does not include housing or substantial job creation. While the project includes the construction of off-site infrastructure, the capacity would be designed to accommodate only the operations at the Bishop's Pumpkin Farm. Therefore, a ***less-than-significant*** impact would occur in regards to the project inducing substantial population growth.
- b,c. The project does not involve displacement of housing or people. Therefore, ***no impact*** would occur.

XIV. PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?			X	
b. Police protection?		X		
c. Schools?			X	
d. Parks?			X	

Discussion of Determination:

- a. Effective January 1, 2006, Plumas-Brophy Fire District and the Wheatland Fire Department merged operations under a joint powers agreement. The joint powers agreement established a Joint Powers Authority (JPA) called the Wheatland Fire Authority (WFA), which operates as a regional fire protection agency. The proposed annexation and rezoning would not modify the provider of fire services to the project site. In addition, the existing use on the site would not be modified requiring emergency services beyond what are already needed. The proposed annexation, however, would allow the site to connect to the City water system which would improve fire flow options to the project site.

Therefore, because the proposed project site would not result in the increase in demand for fire services, and because the project includes extending City water service to the site, the impact related to the annexation and rezoning of the proposed project would result in a *less-than-significant* impact.

- b. The project site is currently located within Yuba County and provided services by the Sheriff Department. Upon annexation the project site would be provided law enforcement services by the Wheatland Police Department. The proposed annexation and rezoning would not result in modifications to the existing land uses on the project site; however, the Wheatland Police Department would be responsible for providing police protection services. Without adequate funding for on-going operations at existing police facilities, additional facilities may need to be constructed. Therefore, the impact would be considered *potentially significant*.

Mitigation Measure(s)

Implementation of the following mitigation measure would ensure adequate funding for police operations resulting in a *less-than-significant* impact.

XIV-2. Prior to submittal of the annexation application to LAFCO, the property owner shall enter into an agreement with the City of Wheatland which outlines the owner's commitment to pay a fair share funding for the operations of the Wheatland Police Department services to the site.

- c. Implementation of the proposed project would not add to the enrollment of the two existing school districts. Therefore, the proposed project would have ***no impact*** on schools.
- d. The proposed project would not result in an increase in the population of the City of Wheatland. Therefore, the project would not increase the demand for park space or other public services. As a result, proposed project would have ***no impact*** on parks and other public facilities.

XV. RECREATION

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X

Discussion of Determination:

- a,b. The proposed project would not result in an increase in the population of the City of Wheatland. Therefore, the project would not increase the demand on existing neighborhood and regional park facilities. Neither does the project involve the construction of recreational facilities that might have an adverse effect on the environment. The proposed annexation and rezoning helps the City to ensure that the agricultural entertainment facility is maintained within the City consistent with the Park General Plan designation of the site. As a result, the proposed project would have ***no impact*** on parks and recreational facilities.

XVI. TRANSPORTATION AND TRAFFIC

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersection) or incompatible uses (e.g., farm equipment)?		X		
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

Discussion of Determination:

- a,b,e. The proposed project includes the annexation and rezoning of the existing Bishop's Pumpkin Farm site. The project would result in annexation of the existing operations. Traffic accessing the project site currently uses City roadways and the volumes of traffic are not expected to change due to the annexation and rezoning. In addition, the proposed annexation and rezoning would not conflict with a congestion management program or result in inadequate emergency access. Therefore, a *less-than-significant* impact would result.
- c. The project site is located within the Beale AFB CLUP. According to the Beale Air Force Base Overflight Guidelines, the following types of development should be restricted: chemical and allied products manufacturing; petroleum refining; rubber and plastics manufacturing; regional shopping centers; colleges and universities; hospitals; jails and detention centers; motion picture theater complexes; professional sport developments;

stadiums and arenas; auditoriums; concert halls and amphitheaters; fairgrounds and expositions; racetracks; and theme parks. The proposed project does not include any modification to existing land uses; therefore, *less-than-significant* air traffic pattern impacts would result from the development of the proposed project. It should be noted that the Beale AFB CLUP is currently being updated.

- d. The proposed project includes the annexation and rezoning of the existing Bishop's Pumpkin Farm site. The project would result in annexation of the existing operations. Traffic accessing the project site currently uses City roadways and the volumes of traffic are not expected to change due to the annexation and rezoning. However, the City roadways in the vicinity of the project site have been deteriorating by the use of the Bishop's Pumpkin Farm traffic, and because the property has developed over time in the unincorporated Yuba County, the City has had no means to collect adequate funding to address the long-term roadway impacts of the Bishop's Pumpkin Farm traffic. Upon annexation, the City would retain the responsibility for roadway maintenance. Without the proper maintenance of the roads used to access the Bishop's Pumpkin Farm, the deteriorated roads could result in increased roadway hazards. Should adequate funding for maintenance not be provided, a *potentially significant* impact could result.

Mitigation Measure(s)

Implementation of the following mitigation measure would ensure adequate funding for police operations resulting in a *less-than-significant* impact.

XVI-3. Prior to submittal of the annexation application to LAFCO, the property owner shall enter into an agreement with the City of Wheatland which outlines the owner's commitment to pay a fair share funding for the maintenance of the City roadways providing access to the site.

- g. The proposed project includes the annexation and rezoning of the existing Bishop's Pumpkin Farm site. The project would result in annexation of the existing operations. Traffic accessing the project site currently uses City roadways and the volumes of traffic are not expected to change due to the annexation and rezoning. Therefore, the proposed project would not conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, and a *less-than-significant* impact would result.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project?	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion of Determination:

a,b,e. The proposed project includes the annexation and rezoning of the existing Bishop's Pumpkin Farm site. The project would not result in modification to the existing operations of the project site. The site currently has four separate septic systems connected to the dwelling and the bakery with a combined maximum capacity of approximately 1,167-gallons per day. Sewage generated by farm patrons is pumped from portable toilets and hauled off-site for treatment. Existing septic systems would be abandoned in accordance with County standards. The annexation to the City of Wheatland, however, would allow the Bishop's Pumpkin Farm to connect to the City wastewater services. The connection to existing sewer mains would be located at the terminus of G Street, approximately 1,900 feet from the project site. The applicant would construct a privately owned and operated sewer lift station for collection and conveyance of wastewater generated on their site.

The City of Wheatland Public Works Department operates the City's sanitary sewer collection and wastewater treatment plant (WWTP) system. The collection system consists of gravity collection lines and main lines ranging in size from four inches to 15 inches in diameter, and five sewage lift stations with force mains ranging in size from four inches to

12 inches in diameter. Sewage lift stations are needed due to the relatively flat topography of the City. All sewage must be lifted by sewer lift stations to reach the WWTP. The WWTP was upgraded and expanded in 1990 and is located at the south end of the existing City limits adjacent to Bear River.

According to the City Engineer (See attached memo dated May 21, 2010 from Dane Schilling), the current permitted daily plant capacity is 0.620 million gallons per day (MGD). The current available capacity is 0.098 MGD. Based on the existing use, plus adding new restroom facilities, the City Engineer has estimated the Bishop's Pumpkin Farm wastewater demand at 0.003 MGD. Therefore, adequate capacity exists at the WWTP to accommodate the Bishop's Pumpkin Farm.

In addition, the connection and sewer fees would be adequate to provide service and maintenance of the City's system providing service to the project site. The proposed project would not be expected to exceed current wastewater treatment capacities and a *less-than-significant* impact would occur.

- c. The proposed project includes the annexation and rezoning of the existing Bishop's Pumpkin Farm site. The project would not result in modification to the existing operations of the project site. The storm drainage on the project site is currently accommodated through the on-going agricultural operations. The amount of run-off and means to accommodate the run-off associated with the annexation and rezoning would not be modified, resulting in a *less-than-significant* impact.
- d. The proposed project includes the annexation and rezoning of the existing Bishop's Pumpkin Farm site. The project would not result in modification to the existing operations of the project site. Water is currently provided to the site by two wells, one for agriculture only and the other for both domestic and agriculture uses. As part of the proposed annexation, any connections to the existing water wells for domestic use will be removed and remaining wells will be used only for agricultural purposes. The annexation to the City of Wheatland, however, would allow the Bishop's Pumpkin Farm to connect to City water services. The connection to existing water mains would be located at the terminus of G Street, approximately 1,900 feet from the project site.

According to the City Engineer, the current City water system production is a daily average of 3.00 MGD with an available capacity of 1.5 MGD. Based on the existing use, plus adding new restroom facilities, the City Engineer has estimated Bishop's Pumpkin Farm water demand at 0.01 MGD. Therefore, adequate capacity exists within the City water system to serve Bishop's Pumpkin Farm.

The connection and water fees would be adequate to provide service and maintenance of the City's water system providing service to the project site. The proposed project would be expected to result in a *less-than-significant* impact to the provision of water services.

- f,g. Yuba-Sutter Disposal, Inc. (YSDI), a division of Norcal Waste Systems, Inc., provides residential and commercial garbage collection, debris box service, green waste, commercial

cardboard recycling, and recycling services for the incorporated and urbanized unincorporated areas of the County including residents of Beale Air Force Base, Live Oak, Marysville, Yuba City, Wheatland, and the counties of Yuba and Sutter. The proposed project includes the annexation and rezoning of the existing Bishop's Pumpkin Farm site. The project would not result in modification to the existing operations of the project site. Therefore, the impact associated with the proposed annexation and rezoning would be *less-than-significant*.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project?	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?			X	
c) Does the project have impacts that are limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects)?			X	
d) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion of Determination:

- a. This Initial Study identifies that the proposed project would consist of an annexation and rezoning that would not result in changes to operations on the site of the Bishop’s Pumpkin Farm that would result in any impacts to wildlife species. Therefore, the proposed project would have *less-than-significant* impacts to special-status species and sensitive natural communities.
- b,c,d. The proposed project includes annexation and rezoning while maintaining the existing operations of the Bishop’s Pumpkin Farm. The proposed project would not have the potential for achieving short-term goals to the disadvantage of long-term environmental goals. In addition, because the proposed project does not include operational modifications, the impacts are not considered cumulatively considerable. The Initial Study also indicates that the proposed project, with the implementation of mitigation measures, would not result in direct or indirect environmental impacts. Therefore, the impacts of the proposed project would be considered to be *less-than-significant*.

References:

1. City of Wheatland, General Plan, July 2006.
2. City of Wheatland, General Plan EIR, July 2006.
3. Memo from Dane Schilling, City Engineer re: Capacity to Provide Water and Wastewater Services to Bishop's Pumpkin Farm, May 21, 2010.